074.0	0001	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,074,300	/	1,074,300
USE VALUE:	1,074,300	/	1,074,300
ASSESSED:	1,074,300	/	1,074,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FIORI MARGERY &
Owner 2:	FIORI DANIEL
Owner 3:	
Street 1:	66 MELVIN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAYTHATHA JIGAR & KINNARI -
Owner 2:	-
Street 1:	66 MELVIN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .243 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 2428 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10600.000	557,700		516,600	1,074,300
Total Card	0.243	557,700		516,600	1,074,300
Total Parcel	0.243	557,700		516,600	1,074,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.50 | /Parcel: 442.50

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46532
GIS Ref	
GIS Ref	
Insp Date	10/09/18

!6177!

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	557,700	0	10,600.	516,600	1,074,300		Year end	12/23/2021
2021	101	FV	543,100	0	10,600.	516,600	1,059,700		Year End Roll	12/10/2020
2020	101	FV	543,200	0	10,600.	516,600	1,059,800	1,059,800	Year End Roll	12/18/2019
2019	101	FV	401,800	0	10,600.	516,600	918,400	918,400	Year End Roll	1/3/2019
2018	101	FV	400,600	0	10,600.	442,800	843,400	843,400	Year End Roll	12/20/2017
2017	101	FV	400,600	0	10,600.	413,300	813,900	813,900	Year End Roll	1/3/2017
2016	101	FV	382,600	0	10,600.	354,200	736,800	736,800	Year End	1/4/2016
2015	101	FV	362,400	0	10,600.	317,300	679,700	679,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:27:03

LAST REV

Date	Time
12/11/19	10:32:36
danam	

PAT ACCT. 6177

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAYTHATHA JIGAR	66216-480		10/13/2015		940,770	No	No		
LEE CHARLES V &	56565-362		3/7/2011	Change>Sale	725,000	No	No		
	13385-736		2/1/1978		65,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2019	912	Redo Bat	26,500	C				
4/5/2011	232	Redo Kit	35,000					
7/7/2010	789	Re-Roof	3,550					INSTALL RUBBER ROO
6/15/1993	267		22,000					13X27 PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
4/29/2016	Sales Review	PT	Paul T
6/27/2012	Left Notice	JBS	JOHN S
2/28/2009	Meas/Inspect	372	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46532
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10600		Sq. Ft.	Site		0	70.	0.70	4									516,603						516,600	

Total AC/HA:	0.24334	Total SF/SM:	10600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	516,603	Spl Credit		Total:	516,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15119326
Const Adj.:	0.99495000
Adj $ / SQ:	160.353
Other Features:	118426
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584601
Depreciation:	26892
Depreciated Total:	557709

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

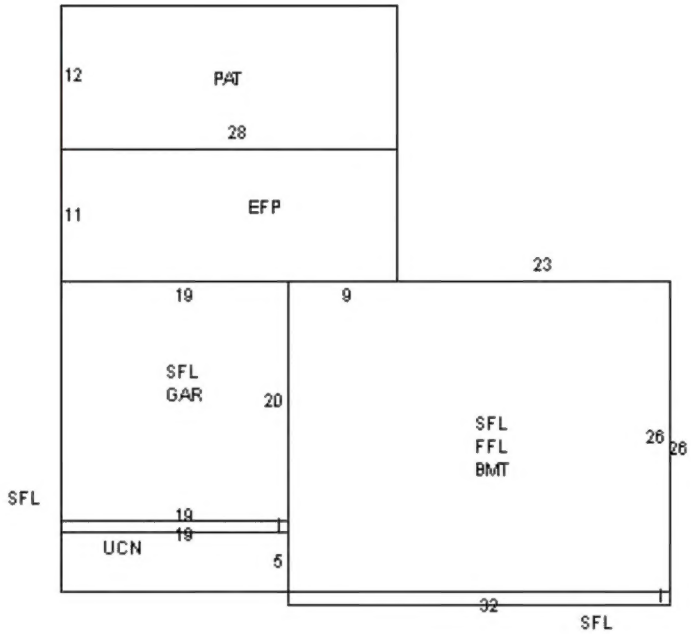
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.39
Special Features:	0	Val/Su Net:	137.84
Final Total:	557700	Val/Su SzAd	266.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,263	160.350	202,526
BMT	Basement	832	65.910	54,833
FFL	First Floor	832	160.350	133,414
GAR	Garage	380	21.470	8,159
PAT	Patio	336	3.350	1,125
EFP	Enclos Porch	308	35.880	11,052
UCN	Canopy	95	20.220	1,921
	Net Sketched Area:	4,046	Total:	413,030
Size Ad	2095	Gross Area	4046	FinArea 2428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

074.0-0001-0003.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	